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Statistical Bulletin No. 13 of 1960.

COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

In reply quote No.

BUILDING OPERATIONS

SOUTH AUSTRALIA

JUNE QUARTER, 1960

EIGHTH FLOOR,
DA COSTA BUILDING,
68 GRENFELL STREET,
ADELAIDE.

A summary of building operations in South Australia from 1955-56 to June 1960 is shown in Table 1 of this bulletin. More detailed information concerning types of houses, other new buildings, employment in the building industry and dwellings within Local Government areas is given in Tables 2 to 7 respectively.

SCOPE

This Bulletin includes details of "New Buildings", which include Houses and Flats as well as the classes of building shown in Tables 3 to 5 plus major additions (£5,000 and over) to these buildings (other than houses) but excludes (1) minor alterations, additions, repairs and renovations and (2) all construction activity such as railways, bridges, earthworks, water storage, etc.

COMMENTS

As indicated in Table 1, the total number of new houses commenced in South Australia during the three months ended 30th June, 1960 was 2,145, a decrease of 268 from the record established during the March Quarter. However, this was partly offset by an increase of 67 in the number of flats commenced during the Quarter.

Table 2 indicates that the trend in owner-built houses continued to decline, the number commenced during the June Quarter, 1960 being 221, compared with 302 commenced during the June Quarter, 1959.

The considerable fluctuations from period to period in the value of "new buildings other than dwellings" in Table 3 are partly, at least, the result of the unequal incidence of individual large contracts. In one case a single contract may be let for a large project thereby inflating values during the quarter covering commencement, under construction and completion of that project, but in another instance a number of small contracts may be let over a protracted period and thus have little apparent effect on the totals for the quarter. Table 4, which shows the value of work done on the various types of new buildings during each period, is not subject to these fluctuations. The different unit values of new buildings commenced during different periods are shown in Table 5.

Persons employed at 30th June, 1960 on all jobs of builders of new buildings (shown in Table 6) totalled 13,306, maintaining the record high level reached in March Quarter.

Table 7 reveals that in recent years a considerable portion of home building has been concentrated within a few Local Government areas. During the year ended 30th June, 1960, dwellings completed in the areas governed by the Municipal Corporations of Enfield, Marion, Woodville, Mitcham and Campbelltown, and the District Council of Salisbury (which includes Elizabeth) accounted for 53.22 per cent of the State Total.

DEFINITIONS

Values - All values shown exclude the value of land and, except for Table 4, represent the value of buildings upon completion (but see also "Completions"). The values shown in Table 4 represent the value of work actually done on new buildings during the period.

Commencements - A building is recorded as commenced when work on the foundations has begun.

Under Construction - Once commenced, and even though work on it may have been temporarily suspended, a building is classified as "Under Construction" until its "Completion" - see next paragraph.

Completions - A building is regarded as having been completed when the contractor

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has fulfilled the terms of the contract, or in the case of an owner-builder, when the dwelling is either completed or occupied (whichever occurs first). However, the value shown in all cases is that of the building as a finished project as planned.

TABLE 1. - NEW BUILDINGS COMMENCED, COMPLETED AND UNDER CONSTRUCTION: NUMBER & VALUE

Period	Houses (a)		Flats (a)		Total Buildings (a)		Other New Buildings £'000 (b)	Total New Buildings £'000
	No.	£'000	No.	£'000	No.	£'000		
COMMENCED DURING PERIOD								
Year ended -								
30th June 1956	8,377	25,566	131	324	8,508	25,890	17,312	43,202
1957	6,832	21,501	295	655	7,127	22,156	9,732	31,888
1958	6,951	22,497	499	1,084	7,450	23,581	12,078	35,659
1959	8,125	26,043	751	1,836	8,876	27,879	14,859	42,738
1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468
Quarter ended -								
31st Mar., 1959	1,958	6,312	94	202	2,052	6,514	3,163	9,677
30th June	2,356	7,592	172	408	2,528	8,000	4,059	12,059
30th Sept.	2,265	7,369	177	450	2,442	7,819	5,008	12,827
31st Dec.	2,086	6,916	270	657	2,356	7,573	5,063	12,636
31st Mar., 1960	2,413	8,120	151	456	2,564	8,576	3,580	12,156
30th June	2,145	7,379	218	503	2,363	7,882	3,967	11,849
COMPLETED DURING PERIOD								
Year ended -								
30th June 1956	7,721	23,281	86	194	7,807	23,475	10,242	33,717
1957	7,193	22,802	230	517	7,423	23,319	10,678	33,997
1958	7,606	24,703	372	870	7,978	25,573	12,474	38,047
1959	8,143	26,260	640	1,558	8,803	27,818	16,576	44,394
1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640
Quarter ended -								
31st Mar. 1959	1,832	5,878	148	370	1,980	6,248	3,224	9,472
30th June	2,232	7,213	128	295	2,360	7,508	3,627	11,135
30th Sept.	2,157	7,016	152	356	2,309	7,372	3,941	11,313
31st Dec.	2,407	7,876	163	368	2,570	8,244	3,962	12,206
31st Mar. 1960	2,192	7,399	145	345	2,337	7,744	3,920	11,664
30th June	2,220	7,380	143	316	2,363	7,696	4,761	12,457
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1956	6,252	18,990	121	303	6,372	19,293	17,703	36,996
1957	5,854	18,186	184	437	6,038	18,623	18,169	36,792
1958	5,199	16,534	311	661	5,510	17,195	18,142	35,337
1959	5,181	16,717	422	978	5,603	17,695	16,409	34,104
1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
Quarter ended -								
31st Mar. 1959	5,057	16,292	378	866	5,435	17,158	16,051	33,209
30th June	5,181	16,717	422	978	5,603	17,695	16,409	34,104
30th Sept.	5,289	17,128	447	1,082	5,736	18,210	17,581	35,791
31st Dec.	4,968	16,208	554	1,367	5,522	17,575	18,885	36,460
31st Mar. 1960	5,189	17,115	560	1,495	5,749	18,610	18,758	37,368
30th June	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822

(a) Excludes dwellings attached to other new buildings

(b) Includes value of attached dwellings

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TABLE 2. - NEW HOUSES, CONTRACT BUILT AND OWNER BUILT: NUMBER AND VALUE

Period	Contract Built				Owner Built (a)			
	Brick, Stone etc.		Other(b)		Brick, Stone etc.		Other (b)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1956	4,937	15,258	1,366	3,541	1,734	5,945	340	822
1957	4,169	13,345	884	2,348	1,439	4,981	340	827
1958	4,694	15,539	829	2,208	1,149	4,060	279	690
1959	5,780	19,018	1,093	2,918	1,016	3,565	236	542
1960	7,012	23,949	1,020	2,762	717	2,679	160	394
Quarter ended -								
31st Mar. 1959	1,435	4,754	275	748	201	707	47	103
30th June	1,743	5,746	311	840	249	877	53	129
30th Sept.	1,780	5,903	254	681	183	673	48	112
31st Dec.	1,589	5,390	269	745	189	686	39	95
31st Mar. 1960	1,944	6,684	272	726	159	613	38	97
30th June	1,699	5,972	225	610	186	707	35	90
COMPLETED DURING PERIOD								
Year ended -								
30th June 1956	4,720	14,644	1,231	3,170	1,480	4,812	290	655
1957	4,361	14,096	1,130	2,995	1,415	5,005	287	706
1958	4,750	15,707	983	2,597	1,523	5,516	350	883
1959	5,515	17,968	937	2,515	1,388	5,036	303	741
1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552
Quarter ended -								
31st Mar. 1959	1,194	3,924	226	591	328	1,159	84	204
30th June	1,590	5,179	279	769	303	1,124	60	141
30th Sept.	1,602	5,312	269	738	233	836	53	130
31st Dec.	1,678	5,609	317	855	328	1,206	84	206
31st Mar. 1960	1,606	5,526	269	722	275	1,035	42	116
30th June	1,696	5,775	277	753	207	752	40	100
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1956	3,363	10,187	611	1,596	1,981	6,493	297	714
1957	3,132	9,621	386	1,016	1,997	6,703	339	846
1958	3,080	9,676	228	641	1,623	5,546	268	671
1959	3,345	10,832	384	1,048	1,251	4,335	201	502
1960	3,775	12,667	272	754	925	3,332	142	357
Quarter ended -								
31st Mar. 1959	3,192	10,260	352	974	1,305	4,547	208	511
30th June	3,345	10,832	384	1,048	1,251	4,335	201	502
30th Sept.	3,523	11,438	369	996	1,201	4,206	196	488
31st Dec.	3,434	11,235	321	883	1,062	3,711	151	379
31st Mar. 1960	3,772	12,495	324	902	946	3,352	147	366
30th June	3,775	12,667	272	754	925	3,332	142	357

- (a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.
- (b) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. of the 1,351 "other" type houses completed during 1959/60 (1,132 contract-built and 219 owner-built) 1,235 were of fibro-cement construction valued at £3,256,000 and 88 of weatherboard, with a value of £300,000. During the June Quarter, 1960, these types of houses completed were 289 (£765,000) and 19 (£65,000) respectively.

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TABLE 3. - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a)
(£'000)

Type of Building	Year ended		Quarter ended						
	30th June 1959	30th June 1960	31st March 1959	30th June 1959	30th Sept. 1959.	31st Dec. 1959	31st Mar. 1960	30th June 1960	
COMMENCED DURING PERIOD									
Hotels, etc. & Shops	1,762	2,810	460	342	1,029	323	696	762	
Factories	3,001	2,367	553	480	326	669	442	930	
Business Premises (b)	3,407	4,388	1,024	1,011	1,657	1,075	1,048	608	
Educational & Health	4,015	5,500	574	1,359	1,599	2,231	738	932	
All Other (c)	2,674	2,553	552	867	397	765	656	735	
Total	14,859	17,618	3,163	4,059	5,008	5,063	3,580	3,967	
COMPLETED DURING PERIOD									
Hotels, etc. & Shops	2,201	1,892	692	696	380	475	391	646	
Factories	2,035	2,729	440	478	1,061	364	206	1,098	
Business Premises (b)	3,384	4,904	517	560	761	1,221	2,135	787	
Educational & Health	7,121	4,453	1,067	1,337	977	1,476	534	1,466	
All Other (c)	1,835	2,606	508	556	762	426	654	764	
Total	16,576	16,584	3,224	3,627	3,941	3,962	3,920	4,761	
UNDER CONSTRUCTION AT END OF PERIOD									
Hotels, etc. & Shops	955	1,925	1,300	955	1,617	1,463	1,790	1,925	
Factories	3,011	2,971	3,089	3,011	2,288	2,805	3,119	2,971	
Business Premises (b)	3,357	3,023	2,875	3,357	4,350	4,207	3,182	3,023	
Educational & Health	6,954	7,976	6,962	6,954	7,559	8,303	8,518	7,976	
All Other (c)	2,132	2,133	1,825	2,132	1,767	2,107	2,149	2,133	
Total	16,409	18,028	16,051	16,409	17,581	18,885	18,758	18,028	

(a) Includes values of attached dwellings.

(b) Includes Office buildings, Service Stations, Warehouses, Communication buildings, etc

(c) Includes Defence buildings, buildings for Religious and Entertainment purposes, Homes for Aged, etc.

TABLE 4. - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED.
(£'000)

Type of Building	Year ended		Quarter ended						
	30th June 1959	30th June 1960	31st March 1959	30th June 1959	30th Sept. 1959	31st Dec. 1959	31st March 1960	30th June 1960	
Houses (a)	20,973	26,190	5,004	6,265	6,452	6,007	6,916	6,815	
Flats	1,691	1,733	328	351	327	431	445	530	
Total Houses & Flats	22,664	27,923	5,332	6,616	6,779	6,438	7,361	7,345	
Hotels, Boarding Houses, etc	737	949	208	128	183	201	277	288	
Shops	1,153	1,293	225	313	262	296	329	406	
Factories	2,945	2,483	774	778	515	472	649	847	
Office Premises	1,175	2,209	221	323	498	445	765	501	
Other Business Premises (b)	2,150	2,815	404	543	943	947	519	406	
Educational	2,959	3,611	709	798	1,265	939	725	682	
Religious	514	410	108	146	111	72	100	127	
Health	1,602	2,106	413	321	321	525	713	547	
Entertainment & Recreation	573	648	144	137	197	165	136	150	
Miscellaneous (c)	1,185	1,431	307	341	475	389	258	309	
Total Other New Bldgs. (Excl. Houses & Flats)	14,993	17,955	3,513	3,828	4,770	4,451	4,471	4,263	

(a) Excludes Owner Built Houses (b) Includes Service Stations, Warehouses, Communication buildings, etc. (c) Includes Defence buildings, Homes for Aged, Homes for Children, etc.

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TABLE 5. - NEW BLDGS. (OTHER THAN DWELLINGS) COMMENCED: CLASSIFIED ACCORDING TO TYPE AND VALUE

Type of Buildings	Year ended				Quarter ended							
	30th June 1959		30th June 1960		31st Mar. 1959	30th June 1959	30th Sep. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960		
	No.	Value £'000	No.	Value £'000	No.	No.	No.	No.	No.	No.	No.	No.

UP TO £25,000

Hotels, Boarding Houses etc.	5	66	9	102	1	2	1	3	3	3	2
Shops	145	777	152	984	37	41	34	31	43	44	
Factories	140	1,012	115	935	29	39	27	27	25	36	
Office Premises	35	341	39	495	8	9	15	3	10	7	
Other Business Premises (a)	192	1,448	170	1,269	27	66	64	35	41	30	
Educational	149	867	83	513	27	30	27	11	9	36	
Health	17	228	18	185	7	2	3	2	10	3	
Religious	63	449	51	378	13	15	10	9	18	14	
Entertainment & Recreation	58	445	57	412	12	10	11	12	18	16	
Miscellaneous (b)	63	480	40	381	15	11	8	11	8	13	
Total	867	6,113	734	5,654	176	225	200	148	185	201	

OVER £25,000

Hotels, Boarding Houses, etc.	9	596	12	1,173	2	1	5	2	3	2
Shops	7	323	10	551	4	1	2	-	4	4
Factories	24	1,989	22	1,432	4	3	2	5	4	11
Office Premises	4	470	16	1,637	2	1	6	1	5	4
Other Business Premises (a)	21	1,148	19	987	4	6	4	5	8	2
Educational	27	1,840	38	2,976	6	6	19	12	1	6
Health	11	1,080	4	1,826	-	5	1	2	1	-
Religious	6	274	5	169	{ 1	-	-	1	-	2
Entertainment & Recreation }	14	1,026	15	1,213	{ 2	2	2	-	-	-
Miscellaneous (b)					2	5	1	6	4	4
Total	123	8,746	141	11,964	27	30	42	34	30	35

(a) Includes Service Stations, Warehouses, Communication buildings etc.

(b) Includes Defence buildings, Homes for Aged, Homes for children etc.

TABLE 6. - BUILDING EMPLOYMENT (a)

Classification	Number of persons engaged on days specified							
	30th June 1957	30th June 1958	31st Mar. 1959	30th June 1959	30th Sept. 1959	16th Dec., 1959	31st Mar. 1960	30th June 1960
Contractors	726	674	685	697	703	686	709	721
Sub-contractors	1,791	1,851	2,242	2,300	2,631	2,664	2,691	2,602
Wage Earners	8,519	8,162	9,226	9,639	9,577	9,767	9,907	9,983
Carpenters	3,328	3,088	3,463	3,688	3,750	3,638	3,640	3,584
Bricklayers	1,705	1,651	1,793	1,923	2,004	2,103	2,214	2,225
Painters	899	927	1,035	1,058	1,039	1,155	1,159	1,220
Electricians	494	500	571	575	643	636	636	622
Plumbers	857	818	981	981	1,094	1,081	1,101	1,153
Builders' Labourers	1,960	1,832	2,137	2,207	2,257	2,190	2,240	2,183
Other	1,793	1,871	2,173	2,204	2,124	2,314	2,317	2,319
Total	11,036	10,687	12,153	12,636	12,911	13,117	13,307	13,306

(a) Covers all Contractors and Sub-Contractors and employees of Contractors, Sub-Contractors and Government Instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair and maintenance of buildings, but excludes persons working on owner built houses or for Contractors or Sub-contractors who undertake only alterations, additions, repairs and maintenance.

Persons "actually engaged" include those temporarily laid off because of weather.

Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.

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TABLE 7. - DWELLINGS IN LOCAL GOVERNMENT AREAS (a) - NUMBER OF PERMITS AND NUMBER COMPLETED

Local Government Area	Year ended		Quarter ended					
	30th June 1959	30th June 1960	31st Mar. 1959	30th June 1959	30th Sept. 1959	31st Dec. 1959	31st Mar. 1960	30th June 1960
	PERMITS AND AUTHORIZATIONS (b)							
Metropolitan:								
Brighton	366	305	54	86	93	77	66	69
Burnside	336	418	82	97	72	79	163	104
Campbelltown	461	742	123	115	161	208	201	172
Enfield	798	1,042	170	227	190	261	256	335
Marion	895	894	288	159	252	188	252	202
Mitcham	594	580	124	244	140	148	178	114
Port Adelaide	259	231	59	55	56	64	60	51
West Torrens	368	605	91	73	167	119	156	163
Woodville	674	461	139	136	107	98	158	98
Other Metropolitan (c)	747	907	128	203	216	248	174	269
Total	5,498	6,185	1,258	1,395	1,454	1,490	1,664	1,577
Country:								
Mt. Gambier Corp'n	184	102	24	67	14	22	35	31
Noarlunga D.C.	107	136	13	24	43	32	25	36
Pt. Augusta Corp'n	69	86	32	14	26	25	26	9
Pt. Lincoln Corp'n	85	58	7	32	9	11	18	20
Pt. Pirie Corp'n	27	32	4	10	14	6	4	8
Salisbury D.C.	1,244	1,616	98	680	216	447	712	241
Teatree Gully D.C.	198	350	45	71	59	94	89	108
Whyalla Town Comm.	417	320	51	132	28	72	121	99
Other Country (c)(d)	1,051	1,162	242	252	304	325	227	306
Total	3,382	3,862	516	1,282	713	1,034	1,257	858
Total State	8,880	10,047	1,774	2,677	2,167	2,524	2,921	2,435
COMPLETIONS								
Metropolitan:								
Brighton	527	330	151	160	94	101	74	61
Burnside	307	316	72	74	74	95	86	61
Campbelltown	435	605	88	137	111	122	235	137
Enfield	883	922	194	249	259	233	227	203
Marion	995	918	193	227	252	231	242	193
Mitcham	454	665	98	129	126	193	190	156
Port Adelaide	248	258	66	67	50	67	78	63
West Torrens	423	553	116	93	151	120	86	196
Woodville	523	669	116	185	185	206	134	144
Other Metropolitan	775	655	136	183	154	152	173	176
Total	5,570	5,891	1,230	1,504	1,456	1,520	1,525	1,390
Country:								
Mt. Gambier Corp'n	215	145	24	47	40	27	38	40
Noarlunga D.C.	82	99	27	18	22	33	23	21
Pt. Augusta Corp'n	72	80	22	12	15	29	16	20
Pt. Lincoln Corp'n	82	69	20	13	16	22	12	19
Pt. Pirie Corp'n	67	47	16	11	13	17	6	11
Salisbury D.C.	1,186	1,344	251	359	330	389	266	359
Teatree Gully D.C.	153	250	47	33	44	60	66	80
Whyalla Town Comm.	165	337	39	62	79	81	86	91
Other Country (d)	1,226	1,364	313	311	305	403	310	346
Total	3,248	3,735	759	866	864	1,061	823	987
Total State	8,818	9,626	1,989	2,370	2,320	2,581	2,348	2,377

(a) Dwelling units - houses and flats plus "Other New Buildings" which have dwelling attached. (b) Permits are not required in some country districts, and required in portions only of some others. (c) Includes government authorizations. (d) Includes un-incorporated areas.